

STRATA PLAN NW 2050
Strata Council Meeting
Wednesday, March 25, 2020
Minutes

1. PRESENT: Gordon Farrell Joanne Parkinson
 Carole Borthwick Murray Thompson
 Linda McLaren Audrey Montero

Guest: Richard Lobb (Hytec Water Management Ltd.)

REGRETS: Lindsay Armstrong
 Cyrus Pun

2. CALL TO ORDER: 6:30 pm

3. ADOPTION OF MINUTES

February 26, 2020 Council Meeting Minutes approved by email.

4. COMMITTEE REPORTS

4.1 Social

No reports at the moment.

4.2 Grounds and Gardening

4.2.1 Landscaping

Yamato Landscaping Inc. aerated the front lawn (**Aeration** involves perforating the soil with small holes to allow air, water and nutrients to penetrate the grass roots. This helps the roots grow deeply and produce a stronger, more vigorous lawn. The main

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reason for **aerating** is to alleviate soil compaction. The hedges around the pool have been pruned during the winter season. As for the month of April, the plan is to keep a close eye on the caterpillars on the trees in front of Building A. At present, Yamato Landscaping will be focussing on regular maintenance. They are keeping social distance with one person per truck. Services may be delayed but they will continue to attend Cypress once a week as usual.

Mike Nugent from Barlett Tree Experts, Delta, was on site today, March 25, 2020, to assess the condition of our trees. As well, they will be looking at whether follow up maintenance of the trees will be needed around Cypress Point.

4.3 Fire & Security – Block Watch

Richmond Block Watch is now on Facebook

Please click on this link www.facebook.com/richmondblockwatch and like our page to keep up with all the goings on here at Richmond Block Watch.

Sitka Fire Protection Inc. has performed the first part of the deficiency report around Building A, B, and C. At this point Council will assess what the next steps would be based on urgency and efficiency.

Council received a quote from Sitka to replace two defective 12V 360W emergency light packs for the total of \$1,172 plus taxes.

Council would like to thank SL39, SL42, SL43, LS30, SL58, SL60, SL48, SL46, SL75, SL92, and LS97 for helping with the replacement of the smoke detectors in their suites, by authorizing the use of the keys already in the office, for leaving a key in the office or for staying at home during the replacement of the smoke detectors. With your cooperation, we were able to complete the job in an efficient manner. Thank you again.

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4.4 Maintenance

4.4.1

Thank you for trying to keep the garbage rooms in Buildings, A, B, and C cleaner. Although there has been an improvement, a few residents are still leaving unwanted items in the garbage rooms, outside the garbage rooms and in the lobbies.

We would remind residents of NW2050 that unwanted items can be taken to the recycling depot: City of Richmond Recycling at 5555 Lynas Lane, Richmond BC V7C 1A4, Telephone number: 604-276-4010. Hours of operation Tuesday to Sunday 9 a.m. to 6:15 p.m.

Kindly note that taking the unwanted items to the recycling depot is **free of charge**, while leaving unwanted items around our Strata Property may result in a monetary fine.

4.4.2. Shirley our Janitorial Manager has been making sure common areas are being wiped and disinfected, door knobs, hand railings, elevators, etc.

4.4.3. A special thanks to S92 for spending part of her morning disinfecting all the areas in the three buildings for the benefit of Strata NW2050.

4.4.4 Council would like to thank all residents for a good month related to maintenance of the doors. Anything we can do towards keeping our overall expenses down helps the budget. Please remember to close the doors behind you, especially the doors in the parking area. Due to the change in weather, they tend to stay open if we don't give a good push or pull to close them. It only takes a second of your time to make sure that door is properly closed.

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4.5 Shared Facilities

4.5.1 Games Room

4.5.2 Lounge

4.5.3 Pool

4.5.3 Exercise

IMPORTANT NOTICE

In response to COVID-19, all Cypress Point facilities will be closed until further notice.

This includes the Lounge, Exercise room, Games room, Squash court, Washrooms with the Saunas, and the Pool / Hot tub.

We rely on our contracted cleaner to keep all building areas clean. We need to reduce the high-risk areas listed above from her duties. This will allow her to focus on the more important common shared areas of the buildings, mail rooms, lobbies, elevators, stairwells, hallways, parking areas and garbage / recycling rooms/areas.

Families and people of all ages live in our buildings. Many are elderly. Please be mindful and help others if you can. If you are going for groceries, see if a neighbor who is elderly or has compromised health issues need you to shop for them.

Please keep shared common areas clean. Tidy any messes you make and don't overload garbage and recycling bins.

Sincerely,

Gordon Farrell, President – Cypress Point – Strata NW2050
Strata Council Members and Office Administrator

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NOTE:

The strata council has full authority about the use and safety of the common property and common assets. Section 125 of the Strata Property Act.

125 (1) The strata corporation may make rules governing the use, safety and condition of the common property and common assets.

4.6 Bylaws

Council would like to invite you to visit the Cypress Point website: <http://www3.telus.net/public/nw2050/> under Bylaws NW2050 Bylaws Dec 04, 2018.pdf

If you prefer to have a hard copy of the bylaws, you will be able to print a copy for yourself

5. NEW BUSINESS

5.1 Corona Heating and Plumbing has been working to repair new pinhole leaks that were found in Building A. Richard from Hytec was on site last week and believes that new settings for the Hytec system can address these problems.

5.2 Hytec Water Management System came to Strata NW2050 in 2015 with the complete approach to management and prevention of pin holes of the water pipes in the Strata buildings.

Hytec systems meter into the water natural minerals comprised of zinc, calcium and magnesium. This treatment is called Aqua Soft SW. The minerals are attracted to the inside of the plumbing forming a protective coating. Hytec systems also changes the pH to 7.8 to 8.0 making the water alkaline and non-aggressive to the plumbing.

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The contract was for 66 months just ended and as per contract the new amount for the monthly payments get reduced from \$1,988.56 to \$1,173.33 giving Strata a savings of almost \$10,000 per year. This amount has been reflected already in the Budget for the year 2020.

Hytec is also upgrading our system and installing upgrades in the following equipment at no cost to Strata:

3 x 3-inch stainless steel Master Meter Octave ultrasonic meters
Manifold:

3 x 3-inch stainless steel, for pH control and Aqua Soft treatment products

Pumps: 6 x Grundfos electronic Model DDA 7.5 feed pumps for pH control and Aqua Soft treatment products

Tanks: 6 x double-walled feed tanks

Safety Package: Equipment for remote online monitoring and safety shutoff, a high capacity spill tray and seismic anchoring straps.

- 5.3** Free Wi-Fi in lobby of Building A 7511 - Telus installed a free WIFI connection for visitors or owners when they are in the lobby of Building A. In order to have access to the internet, please sign into Telus and follow the prompts. If you required further assistance kindly email the office: nw2050@telus.net.
- 5.4** The Telus office connection was updated to a Fiber Optic connection. The computer is running smoother due to the changeover to Fiber Optic and the installation of a new modem.
- 5.5** You can leave letters in the mail boxes in front of Building A, B, and C, but not parcels, as they won't fit into the designated area for leaving items. You can continue receiving parcels as usual from Canada Post in the lobby of each building and through the Canada Post Office Boxes. Kindly notice that only letters can be place through the mail slot.

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6. OLD BUSINESS

6.1 Regarding the un-remediated sections of Building B and Building C:

Council is still waiting for the results from the survey performed by Reed Jones Christoffersen Ltd. Council is expecting to have the report by the end of March 2020.

- 6.2** After discussing how layoffs, business closures, school closures, and the order to self-isolate might be affecting owners due to Covid19, Council voted to put the carpet replacement on hold for the time being, including all future carpet levy payments. If you have paid the first installment or paid in full, it will not be possible to get your money back. If you are able to make a payment, please continue doing so. Council will revisit the situation as it progresses.

7. CORRESPONDENCE

Incoming:

SL64, SL95, and SL12. Asking if Council was considering defer the payments of the carpet levy due to the current COVI-19 situation. See 6.2.

SL58 and SL42 Complaining of the truck parked which is blocking the exit/entrance into the parking area in Bldg. B.

Outgoing:

SL27 A bylaw warning infraction for not displaying insurance documents in the car and on the motorcycle parked on Strata property.

SL53 A bylaw fine infraction due to repeated noise complaints from neighbor.

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8. FINANCIALS

Council approved transferring the balances from the Fire Insurance Account \$8,067.36 and the Special Levy Account \$6,072.46 for a total of \$14,139.82 into the Contingency Reserve Fund. The transfer means these two accounts are closed.

a) Accounts Receivable as of March 9, 2020.

SL20 \$2,657.41

SL63 \$50.00

b) Woodridge Shared Facility financials were received for January 2020.

c) Funds information for the month of January 2020 not received yet.

9. MEETING ADJOURNED: 8:00 pm

10. NEXT MEETING: April 29, 2020